



## **MINUTES**

**BRYAN BUILDING AND STANDARDS COMMISSION  
REGULAR MEETING  
MONDAY, FEBRUARY 24, 2014 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 24<sup>th</sup> day of February, 2014, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 6:00pm.

**BSC Members Present:**

Victor Drozd  
Cheryl Free  
Richard Ravey  
Judy Winn  
Rev. G.H. Jones

**Staff Members and Others:**

Greg Cox, Chief Building Official  
Martin Zimmermann, Planning Administrator  
Jonathan Koury, Assistant City Attorney  
Fred Taylor, Deputy Fire Marshall  
Jerry Fagan, Building Inspector  
Charmaine McKinzie, Dev. Service Staff Assistant

**Disclaimer:**     *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

**1. CALL TO ORDER.**

Vice-Chairperson Drozd called the meeting to order at 6:06pm

**2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

There were none.

**3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON JANUARY 27, 2014.**

**Commissioner Jones moved to approve the regular meeting minutes from January 27, 2014. Commissioner Winn seconded the motion.**

Vice-Chairperson Drozd asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**4. REQUESTS FOR RECOMMENDATION TO DISTRICT COURT - A PUBLIC HEARING WILL BE HELD FOR EACH ITEM.**

- a. Case # 1821 – 2002 Newton Street**  
**Owner: Betty Ayala Garcia**  
Jones-Brock, Lot 5, Block H

Mr. Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department). He advised that during the June 25, 2012 Building Standards Commission meeting, Commissioners ordered all structures on the property to be demolished within 30 days. That decision had been appealed to District Court. Mr. Zimmermann also reminded that there was in a civil dispute regarding the ownership of the property, but that Mrs. Betty Garcia is now the sole owner of the property and in a position to make the necessary repairs and has submitted the cost estimate. Staff proposes that the Commission approve the plan and schedule for repairs and make a recommendation to the District Court that an agreed order be entered modifying the Commission's earlier recommendation of demolition, and instead requiring Mrs. Garcia to complete the necessary repairs in accordance with the proposed plan.

Chairperson Drozd opened the public hearing.

No one came forward.

Chairperson Drozd closed the public hearing.

**Commissioner Ravey moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to repair the main house and accessory structure within 90 days in accordance with the presented repair schedule and that the owner, lienholder, or mortgagee shall appear before the Commission at its regularly scheduled meeting in June 2014 to demonstrate compliance with the repair schedule. Commissioner Free seconded the motion.**

Vice-Chairperson Drozd asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**5. OPENING STATEMENT FROM THE CHAIRPERSON.**

Vice-Chairperson Drozd read the opening statement

**6. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.**

Vice-Chairperson Drozd swore in everyone in the audience that was planning on speaking concerning any of the properties on this meeting agenda.

**7. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME TO BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (The order of hearings during this meeting is subject to change without notice, anyone wishing to speak at a hearing should be present at the start of the meeting. Commission makes final determination; appeals may be directed to district court).**

- a. **Case # 1930 – 208 Edge Street**  
**Owner: Bustos, Eleazar & Mary Ann**  
Dellwood Park, Block 1, Lot 11

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Mr. Greg Cox, Chief Building Official, stated that he has been in contact with the property owner, who stated that she is ill at this time and asking for 180 days to get quotes to demolish the structure and clean up the property.

Vice- Chairperson Drozd opened the public hearing

No one came forward.

Vice-Chairperson Drozd closed the public hearing

**Commissioner Winn moved to accept staff's recommendations that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the building and accessory structure and remove the debris within 90 days. Commissioner Jones seconded the motion.**

Vice-Chairperson Drozd asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**b. Case # 1993 – 611 E. Martin Luther King Jr. Street**

**Owner: Pruitt, Willie H**

City of Bryan Townsite, Block 77, Lot 7 (pt of) & pt of alley

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Vice-Chairperson Drozd opened the public hearing

Mr. Willie H. Pruitt of 804 Waco Street, Bryan, Texas, advised the Commission that he is using the house to store valuable artifacts for the Africa American Museum, and would like some time to see if he can get them to pay for the repairs.

Responding to questions from the Commission, Mr. Cox stated that the garage is pulling away from the house, and that this property is zoned for residential use.

Responding to a question from the Commission, Mr. Taylor stated, the house is not feasible to be repaired, but would agree to give extra time to demolish.

Vice-Chairperson Drozd closed the public hearing.

**Commissioner Ravey moved to accept staff's recommendations that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to keep the structure secured and demolish the building and accessory structure and remove the debris within 90 days. Commissioner Jones seconded the motion.**

Vice-Chairperson Drozd asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

**e. Case # 1996 – 305 W. Pruitt Street**

**Owner: Reccie Thomas**

City of Bryan Townsite, Block 145, Lot 8

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Vice-Chairperson Drozd opened the public hearing

Ms. Rebecca Taylor, 3132 E 29<sup>th</sup> Street, Bryan, Texas, advised that she agrees the house needs to come down.

Vice-Chairperson Drozd closed the public hearing

**Commissioner Ravey moved to accept staff's recommendations that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the building and accessory structure and remove the debris within 30 days. Commissioner Jones seconded the motion.**

Vice-Chairperson Drozd asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

- c. **Case # 1994– 612 E. Martin Luther King Jr. Street**  
**Owner: Carolyn Franklin**  
Bryan's 1<sup>st</sup>, Block 5, Lot 9
- d. **Case # 1995 – 1202 Wheeler Street**  
**Owner: Ira Lee Hawthorne Estate**  
Candy Hill #2, Block 1, Lot 3 & 4
- f. **Country Village Mobile Home Park – 2828 W. State Highway 21**  
**Owner: Oakwood Country Village MHC, Ltd.**  
M&M Subdivision – Phase I, Block 1, Lot 1 (14.41 acres)
  - 1. **Case # 1997 – 2828 W. State Highway 21 #57**  
**Owner: Ramirez Baltazar**
- g. **Case # 1998 – 211 Lynn Drive**  
**Owner: Ernest & Clarice Pivonka**  
Munnerlyn Village, Block C, Lot 11 & 12

**Commissioner Winn moved to accept staff's recommendations for agenda items 7.c., 7.d., 7.f1, and 7.g. Commissioner Free seconded the motion.**

Vice-Chairperson Drozd asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

- 8. **STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).**
  - a. **Overview of Building and Standards Commission activity in FY2013.**
  - b. **The next regular meeting is scheduled for 6p.m. on Monday, March 24, 2014 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann presented an overview of Building and Standards Commission activity and reminded Commissioners of the next scheduled meeting.

**9. FUTURE AGENDA ITEMS (A Commissioner may request that a subject for which notice has**

**not been given be placed on an agenda for future meeting).**

There were none.

## **10. ADJOURN.**

Without objection Chairman Massey adjourned the meeting at 6:35 pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **24<sup>th</sup> day of March, 2014.**

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Daryl Massey, Chairperson  
Building and Standards Commission  
City of Bryan, Texas

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Greg Cox, Chief Building Official and  
Secretary to the Building and Standards  
Commission